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Mayor

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ZONING BOARD OF APPEALS

Norine Silton, Acting Board Secretary

NOTICE OF DECISION

A Public Hearing has been held with regard to the following petitions before the City of Newton Zoning Board of Appeals. The decisions were determined as follows:

- #14-05** from Marty Trabelsi, 20 Charles River Terrace, Newton, requesting a 2.0 foot variance from the rear yard setback of the Newton Revised Zoning Ordinances, Section 30-15, Table One in order to construct a central air conditioning unit pad, resulting in a rear yard setback of 13.0 feet. **(Required rear yard setback for old and new lots is 15 feet.)** The property is located in a Single Residence 3 District. **The petitioner's request for a variance from the rear yard setback requirements was approved, 5-0.**
- #15-05** from Nathan Sinai, 8 Bosworth Road, Framingham, requesting a 49.9 foot variance from the frontage requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, for property located at 368 Winchester Street, Newton Highlands to demolish the existing house and construct a new house resulting in a frontage of 50.1. **(Required frontage for new lots created after December 7, 1953 is 100 feet.)** Petitioner also requests an 8% variance from the open space requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, resulting in open space of 57%. **(Minimum amount of open space for new lots created after December 7, 1953 is 65%.)** The property is located in a Single Residence 3 District. **The petitioner's request for a variance from the frontage requirements was denied without prejudice, 5-0.**
- #16-05** from Susan Mann Davidson, 78 Winslow Road, Waban, requesting a 10.0 foot variance from the front yard setback of the Newton Revised Zoning Ordinances, Section 30-15, Table One in order to construct a two story addition, consisting of a ground floor garage and second floor storage and laundry area, resulting in a front yard setback of 15.0 feet. **(Required front yard setback for old lots created before December 7, 1953 is 25 feet.)** The property is located in a Single Residence 2 District. **The petitioner's request for a variance from the front yard setback requirements was granted, subject to conditions, 4-1.**
- #17-05** from Andover Newton Theological School, 210 Herrick Road, Newton, requesting a 5.0 foot variance from the maximum allowable height of the Newton Revised Zoning Ordinances, Section 30-15, Table Two in order to construct a chapel, resulting in a height of 41.0 feet. **(Maximum allowable height for Religious and Non-Profit Educational uses is 36 feet.)** The property is located in a Single Residence 3 District. **The Board voted to grant the petitioner's request to withdraw his variance application, 5-0.**

Any appeal of the above decisions must be made to the Superior Court within twenty (20) days of its filing with the City Clerk in accordance with Section 17 of the Massachusetts General Law, Chapter 40A.

Decision numbers 14-05, 15-05, 16-05 and 17-05 were filed on October 26, 2005.